

# CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

## MEETING OF OCTOBER 18, 2017

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, October 18, 2017** in the Charleston County School District Board Room, 1<sup>st</sup> Floor, 75 Calhoun St. The following applications were considered:

### REZONINGS

1. **10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).

**DEFERRED BY APPLICANT**

2. **32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).

**DEFERRED BY APPLICANT**

3. **Clements Ferry Road at I-526 (Cainhoy) TMS# 2710002024, 025, 026 & 069** – approximately 67.98 ac. Request rezoning from Gathering Place (GP) to General Business (GB).

**RECOMMENDED APPROVAL**

4. **Properties on Folly Road (James Island) TMS# 3310600001, 3310700174, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364 and 365, 3340000047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 061, 066, 066, 068, 069, 075, 085, 089, 150, 163 and 165, 3341200001, 3370000118, 119, 120, 123, 125, 160 and 177, 3370800004, 119 and 120, 3400000003, 061, 062, 064, 083, 088, 096, 097 and 768, 3400900001, 007, 018, 023 and 028, 4240000011, 012, 019, 020, 022, 023, 024, 025 and 029, 4240500001, 006, 015, 016, 017, 018, 019, 025, 026, 027, 028, 029, 031 and 074, 4240900031, 032, 034, 064, 087, 088, 089 and 156, 4250300006, 035, 039, 051 and 053, 4250600104, 4250700140, 4250800001, 004, 007, 008, 018 and 070, 4250900007, 018 and 019, 4251300005, 006, 007, 008, 009, 023, 025, 026, 030 and 113, 4270000021 and 022 and 4270100011.** Request rezoning to include properties in the Folly Road Overlay Zone.

**RECOMMENDED APPROVAL**

### SUBDIVISIONS

1. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

**DEFERRED BY APPLICANT**

2. **Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

**DEFERRED BY APPLICANT**

3. **Cainhoy Office & Retail Park (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 31.52 ac. 16 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

**DEFERRED BY APPLICANT**

4. **CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.17 ac. 3 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Diverse Residential (DR-6).

**APPROVED**

5. **Woodbury Park, Phases 3A & 3B (Hollydale Court – Johns Island) TMS# 3130000023 & 048** – 43.97 ac. 34 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

**DEFERRED BY APPLICANT**

## **ZONINGS**

1. **7 Riverdale Dr (West Ashley) TMS# 4181400077** – 0.26 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

2. **1320 N Edgewater Dr (West Ashley) TMS# 3491400011** – 0.66 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

3. **Grimball Rd (James Island) TMS# 3340700048** – 7.15 ac. Request zoning of Rural Residential (RR-1). Zoned Planned Development (PD) in Charleston County.

**RECOMMENDED APPROVAL**

## **ORDINANCE AMENDMENTS**

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by creating the Folly Road Overlay Zone.**

**RECOMMENDED APPROVAL WITH THE FOLLOWING AMENDMENTS:**

1. **RECOMMEND CHANGING THE MAXIMUM HEIGHT FROM 35' TO 40' (OR 2 ½ STORIES)**
2. **RECOMMEND THAT ONLY RESIDENTIAL DEVELOPMENTS GREATER THAN 10,000 SQ FT ARE SUBJECT TO THE 10% MIXED-USE REQUIREMENT**

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-110 to reflect the new regulations for short term rentals, amending the definitions for accommodations uses, bed and breakfast, and short term rental in Section 54-120, amending Section 54-202, Section 54-203 and the Table of Permitted Uses in Section 54-203 to reflect the new rules for short term rentals, amending the regulations for bed and breakfasts in Section 54-208 and Section 54-208.1 to rename these uses short term rentals and establish new regulations, amending the regulations for accommodations uses in Section 54-220 to add language regarding violations, amending Section 54-224 to reflect the new regulations for short term rentals, amending the regulations for Short Term Rental Overlay Zone in Section 54-227 to make these Class 4 Short Term Rentals and add language regarding violations, and amending Table 3.3: Off-street parking requirements under Section 54-317 to reflect the new rules for short term rentals.**

**PLANNING COMMISSION HELD A PUBLIC HEARING BUT NO VOTE WAS TAKEN**

3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending off-street parking requirements for eating and drinking places and adding off-street parking requirements for catering uses in Table 3.3 of Section 54-317 and amending restrictions for off site parking in Section 54-319.**

<b>RECOMMENDED APPROVAL</b>
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4. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Subsection 4 of Section 54-808 to revise the review procedure for minor subdivisions.**

<b>RECOMMENDED APPROVAL</b>
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5. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) **to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to a majority of all members of the City Council.**

<b>RECOMMENDED DISAPPROVAL</b>
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### **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

#### **Preliminary & Final Plats**

1. **Hatchet Bay Drive Extension (West Ashley) TMS# 3070000007** – 0.5 ac. R/W. PUD. Final subdivision plat pending approval.
2. **Parcel R-9 (Pier View Street – Daniel Island) TMS# 2750000114** – 30.6 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
3. **Parcel FF, Phase 2 (Rhoden's Island Drive – Daniel Island) TMS# 2750000092** – 26.0 ac. 28 lots. DI-RI. Preliminary subdivision plat pending approval.
4. **8 ½ State Street (Peninsula) TMS# 4580903026** – 0.04 ac. 2 lots. LB. Preliminary subdivision plat pending approval.
5. **Avenue of Oaks (5<sup>th</sup> Avenue – West Ashley) TMS# 4180600028 & 115** – 10.5 ac. 41 lots. SR-1. Preliminary subdivision plat pending approval.
6. **Parcel FF, Phase 1 (Rhoden's Island Drive – Daniel Island) TMS# 2750000092** – 26.6 ac. 38 lots. DI-RI. Final subdivision plat pending approval.
7. **Stonoview, Phase 3 (River Road – Johns Island) TMS# 3150000120** – 19.0 ac. 45 lots. PUD. Final subdivision plat recorded.
8. **1715 West Avalon Circle (West Ashley) TMS# 3521300116** – 0.5 ac. 4 lots. STR. Preliminary subdivision plat pending approval.
9. **Greenway Preserve (Mutual Drive – West Ashley) TMS# 3100600106** – 5.2 ac. 18 lots. SR-6. Preliminary subdivision plat under review.
10. **107 Brigade Street (Peninsula) TMS# 4640000003** – 8.4 ac. 4 lots. MU-2/WH. Final subdivision plat recorded.
11. **Grimball Farm Lane (James Island) TMS# 3340000027** – 1.9 ac. 2 lots. RR-1. Preliminary subdivision plat pending approval.
12. **Parkline Avenue Extension (Daniel Island) TMS# 2750000092** – 22.1 ac. 3 lots. DI-BP. Preliminary subdivision plat pending approval.
13. **Oakfield, Phase 2 (Cane Slash Road – Johns Island) TMS# 2780000127** – 37.6 ac. 93 lots. PUD. Preliminary subdivision plat pending approval.
14. **Goldberg Tract (River Road – Johns Island) TMS# 3120000064** – 26.4 ac. 2 lots. C & RR-1. Final subdivision plat pending approval.
15. **Oak Bluff, Phase 1B (Oak Bluff Avenue – Cainhoy) TMS# 2690000043** – 4.7 ac. 19 lots. SR-1. Final

subdivision plat pending approval.

16. **Nabors Drive (James Island) TMS# 4281600013** – 6.6 ac. 2 lots. DR-9. Preliminary subdivision plat pending approval. Final subdivision plat pending approval.
17. **Grand Terrace at Grand Oaks (Proximity Drive – West Ashley) TMS# 3010000692** – 36.3 ac. 85 lots. PUD. Final subdivision plat pending approval.
18. **The Village at Stiles Point, Phase 2 (Old Plantation Road – James Island) TMS# 4260000003** – 12.2 ac. 40 lots. SR-1. Final subdivision plat pending approval.
19. **The Pointe at Rhodes Crossing, Phase 1 (Sanders Road – West Ashley) TMS# 2860000444** – 84.1 ac. 60 lots. SR-6. Final subdivision plat pending approval.
20. **Essex Farms Single Family (Essex Farms Drive – West Ashley) TMS# 3090000472** – 2.6 ac. 9 lots. LB. Final subdivision plat pending approval.
21. **Riverland Drive (James Island) TMS# 3400000029** – 1.9 ac. 2 lots. SR-1. Final subdivision plat pending approval.
22. **The Villages in Saint Johns Woods (Saint Johns Woods Parkway – Johns Island) TMS# 2790000143** – 22.8 ac. 68 lots. PUD. Final subdivision plat pending approval.
23. **Rivers Point Row Townhomes (James Island) TMS# 4250700179** – 1.3 ac. 16 lots. GB. Final subdivision plat recorded.

#### **Road Construction Plans**

1. **Parcel FF, Phase 2 (Rhoden's Island Drive – Daniel Island) TMS# 2750000092** – 26.0 ac. 28 lots. DI-RI. Road construction plans under review.
2. **Avenue of Oaks (5<sup>th</sup> Avenue – West Ashley) TMS# 4180600028 & 115** – 10.5 ac. 41 lots. SR-1. Road construction pending approval.
3. **Johnston Point, Phase 2 (Murray Wood Road – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. SR-1. Road construction plans pending approval.
4. **Stonoview, Phase 4 (River Road – Johns Island) TMS# 3450000073 & 163** – 89.7 ac. 171 lots. PUD. Road construction plans pending approval.
5. **Pine Log Lane Cluster (Johns Island) TMS# 3120000008 & 009** – 29.9 ac. 73 lots. RR-1 & SR-1. Road construction plans under review.
6. **Parkline Avenue Extension (Daniel Island) TMS# 2750000092** – 22.1 ac. 3 lots. DI-BP. Road construction plans under review.
7. **Oakfield, Phase 2 (Cane Slash Road – Johns Island) TMS# 2780000127** – 37.6 ac. 93 lots. PUD. Road construction plans under review.